040.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,142,000 / 1,142,000
					USE VALUE:	1,142,000 / 1,142,000
					ASSESSED:	1,142,000 / 1,142,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BASKETTE PETER L & MOLLY P
Owner 2:	
Owner 3:	
Street 1:	1101 FONTANA DR
Street 2:	
Twn/City:	ALAMEDA
St/Prov:	CA Cntry: Own Occ: N
Postal:	94502 Type:

PREVIOUS OWNER

Owner 1:	CONLIN JOHN F JR/RACHEL M -
Owner 2:	-
Street 1:	18 RIVER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2820 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	689,900	900	451,200	1,142,000
Total Card	0.110	689,900	900	451,200	1,142,000
Total Parcel	0.110	689,900	900	451,200	1,142,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.96 | /Parcel: 404.96

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 26965

GIS Ref:

GIS Ref:

Insp Date: 11/07/18

!3317!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	689,900	900	4,800.	451,200	1,142,000		Year end	12/23/2021
2021	104	FV	660,000	900	4,800.	451,200	1,112,100		Year End Roll	12/10/2020
2020	104	FV	660,300	900	4,800.	451,200	1,112,400	1,112,400	Year End Roll	12/18/2019
2019	104	FV	502,700	0	4,800.	479,400	982,100	982,100	Year End Roll	1/3/2019
2018	104	FV	502,700	0	4,800.	349,700	852,400	852,400	Year End Roll	12/20/2017
2017	104	FV	472,500	0	4,800.	304,600	777,100	777,100	Year End Roll	1/3/2017
2016	104	FV	472,500	0	4,800.	259,400	731,900	731,900	Year End	1/4/2016
2015	104	FV	415,800	0	4,800.	253,800	669,600	669,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:54:20

LAST REV

Date	Time
09/09/19	09:48:57
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3317

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONLIN JOHN F J	61098-301		1/31/2013	Estate/Div	680,000	No	No		
CONLIN JOHN F S	38325-228		3/14/2003	Family	1	No	No		Dorothy Conlin dod 12/4/1999
MCDONALD MARILY	23529-404		8/12/1993		218,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/6/2012	10	Manual	29,000	C				pv solar panels in
7/31/2003	618	Porch	2,500					
6/19/2003	526	Dormers	140,000			G6	GR FY06	
11/9/1994	601	Manual	2,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
5/7/2012	Info Fm Prmt	MM	Mary M
5/12/2009	Measured	189	PATRIOT
8/9/2005	Fieldrev-Chg	BR	B Rossignol
3/21/2000	Inspected	270	PATRIOT
3/1/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	26965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,200	Spl Credit		Total:	451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02234042
Const Adj.:	0.98000199
Adj $ / SQ:	180.341
Other Features:	145529
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723150
Depreciation:	33265
Depreciated Total:	689885

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

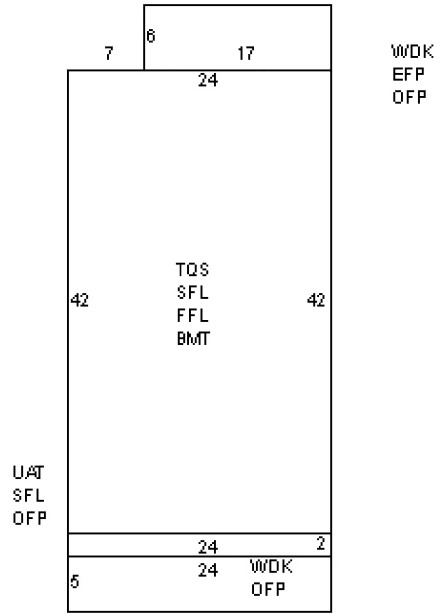
No Unit	RMS	BRS	FL
1	7	2	2
1	5	2	1
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.34
Special Features:	0	Val/Su Net:	155.59
Final Total:	689900	Val/Su SzAd	244.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,056	180.340	190,440
BMT	Basement	1,008	54.100	54,535
FFL	First Floor	1,008	180.340	181,784
TQS	3/4 Story	756	180.340	136,338
OFP	Open Porch	270	22.160	5,983
WDK	Deck	222	10.290	2,285
EFP	Enclos Porch	102	52.840	5,389
UAT	Upper Attic	12	72.140	866
	Net Sketched Area:	4,434	Total:	577,620
Size Ad	2820	Gross Area	4722	FinArea 2820

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X22	A	AV	2016	3.67	T	5	104			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900

IMAGE

AssessPro Patriot Properties, Inc